

Seefeld The Drive,Crossgates Leeds LS15 8EP

welcome to

Seefeld The Drive,Crossgates Leeds

An impressive four bedroom detached residence offering substantial and versatile family accommodation. Featuring three en-suite bedrooms, two reception rooms, a modern kitchen, a home office and a gym, together with an extensive basement, this spacious home must be viewed to be appreciated.













Please Note:
It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Ground Floor
Entrance Porch
Having an entrance door to the front, a door to the ground floor shower room, and a door to the inner hall.

Shower Room
Having a shower, a wash hand basin set within a vanity storage unit, and a low level flush w.c. Also fitted with an extractor fan, tiling, and a double glazed window to the front.

Inner Hall
With stairs to the first floor landing, a door to the boiler room, and stairs leading down to the basement.

Lounge
Featuring a double glazed box bay window to the front aspect, and a hardwood floor with under floor heating.

Dining Room / Kitchen
Having a window to the side aspect, and an a door leading out to the rear.

Utility Room
Fitted with wall and base units plus a work surfaces over. Includes a sink with a mixer tap and splash back, space and plumbing for a washing machine, space for a dryer, and a window to the rear.

Kitchen
Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over. Includes a sink and drainer, an eye level double oven with an induction hob, matching splash backs, and a cooker hood over. Also includes a wok burner, an integrated microwave, breakfast bar, and an American style fridge freezer. Double glazed window to the side, and French doors leading out to the rear.

First Floor
Bedroom One
Having a double glazed box bay window to the front aspect with fitted blinds, a walk in closet, a door to the en-suite, and a door to the office room.

En-Suite Bathroom
Fitted with a corner Jacuzzi style bath, separate shower cubicle, a wash hand basin set within a storage unit, and a w.c. Also has a wall mirror. tiling to all visible areas, and a double glazed window.

Closet
Having a dressing table with a wash hand basin, hanging rails, and shelf storage.

Office Room
With a double glazed window to the front, and a door to the home gym.

Gym
Double glazed window to the front.

Bedroom Two
Double glazed window to the rear and a double glazed window to the side. Built in wardrobe and a door to the en-suite.

Ensuite
Equipped with a double walk in shower, a wash hand basin set within a storage unit, plus a mirror above, and a w.c. Tiling to all visible areas.

Bedroom Three
Double glazed window to the rear and a double glazed window to the side. Door to the ensuite.

Ensuite
Having a double shower cubicle, a wash hand basin set within a storage unit and mirror above, plus a low level flush w.c.

Second Floor
Bedroom Four
Double glazed window to the rear, a door to a walk in wardrobe, and a door to a storage room.

Study
Having a skylight window.

Bathroom
Comprising of a four piece bathroom suite which includes a bath with tap and a shower attachment, a separate walk in double shower, double wash hand basins with storage units below and mirror above, plus the w.c. Skylight window, extractor, and tiling.

Basement
A full basement split into five rooms and a storage room. The basement has been fully tanked out and has a concrete floor with under floor heating.

Exterior
Externally the property has a paved area to the front with ramps onto a lawn area. While to the rear is a further lawned garden space with a concrete seating area.
An application has been made to Leeds City Council for permission to drop the curb to create off street parking if desired.

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Seefeld The Drive, Crossgates Leeds

- Guide Price £600,000 - £625,000
- Substantial Four Bedroom Detached Family Home
- Three Bedrooms With En-Suite Facilities
- Principal Bedroom With Walk-In Dressing Room
- Separate Home Office & Gym

Tenure: Freehold EPC Rating: B

£600,000 - £625,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CGT112166 - 0006

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